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WHEN SELLING YOUR HOME



21 Howard Avenue  
Harwich, CO12 4UE

Guide price £250,000



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## 21 Howard Avenue Harwich, CO12 4UE

Guide Price £250,000 - £275,000. Tucked away, within a quiet no-through road and located close to a number of local amenities, this stunning three bedroom home is presented in what can only be described as 'show home' condition throughout. Offering a spacious and naturally lit, open plan ground floor, with light flooding through from front to rear and a cleverly designed breakfast bar/dining area, modern kitchen and stylish spacious seating area with media wall make for a wonderful entertainment space. On the ground floor, the open area makes for an amazing family living space. The added benefit of a separate utility room and integral door to a garage, make for a helpful and additional ground floor space to utilise. Heading upstairs, three very well sized bedrooms are accessed from a spacious first floor landing, along with a newly installed bathroom suite with freestanding bath. Externally, alongside a large driveway and garage to the front, a well maintained rear garden, with sunny patio and sun drenched raised decking area complete the home perfectly.

Area Guide: The blue flag beach is adjacent to the home and there are many activities for a range of ages. From watching the ships sail in with a bag of chips at the front, to fine dining at the renowned Harwich Pier Restaurant and Thai Up At The Quay which has been rewarded best restaurant at the Essex Awards. Dovercourt Town offers an array of amenities from small independent shops to larger chains. There are two railway stations close by, both of which offer links to London Liverpool Street. Primary and secondary schooling is also with easy access.

There is a wide range of clubs including two sailing clubs, sea scouts, swimming and sports centre to name a few. During the summer Harwich hosts a number of festivals which really ignite the community spirit, providing enjoyable days out for all of the family.

**Lounge**  
15'8 x 15'3 (4.57m'2.44m x  
4.57m'0.91m)





## Floor Plan



## Viewing

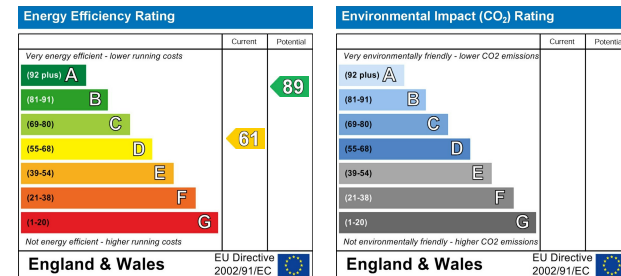
Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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